

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 20 day of October, by Miccosukee United Methodist Church Inc., whose mailing address is P.O. Box 91012 Miccosukee, FL 323 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Miccosukee United Methodist Church  
(Name of Corporation Typewritten)

T.H. Cromartie III  
(Signature of Officer or Agent)

T.H. Cromartie III  
(Print Name and Title of Officer or Agent)  
Chair

WITNESSES:

Busha  
(Sign)  
Anusha Balinene  
(Print Name)

Traci Register  
(Sign)  
Traci Register  
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 20 day of October, 2010, by T.H. Cromartie III  
(name of officer or agent, title of officer or agent)

of Miccosukee United Methodist church, a Florida corporation,  
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He she is personally known to me or has produced personally known  
as identification. (type of identification)

(Signature of Notary) Joseph Crooms

(Print, Type or Stamp Name of Notary)

(Title or Rank)

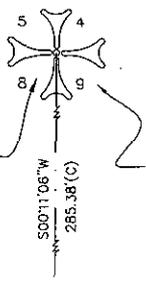


(Serial Number, If Any)

This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
Suite 202, 301 South Monroe Street  
Tallahassee, Florida 32301

**SKETCH OF CONSERVATION EASEMENT #1**  
(NOT A BOUNDARY SURVEY)

IRON PIPE AS PER  
O.R. 2333, PAGE 1195,  
(NOT FOUND)

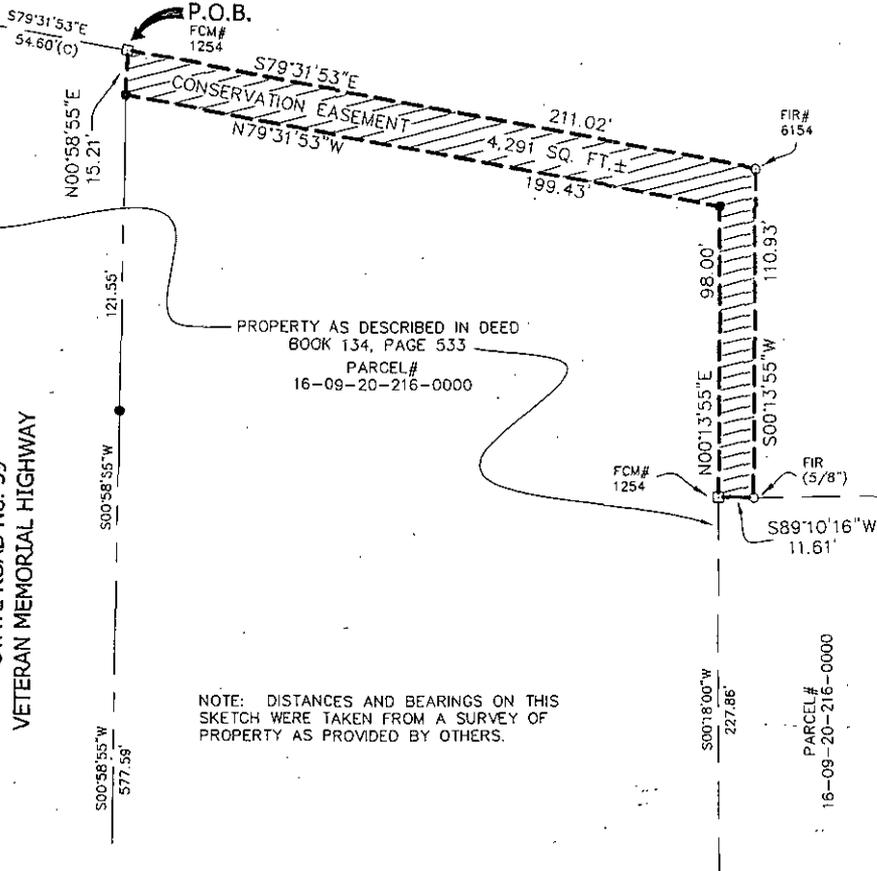


P.O.C. - THE NORTHWEST  
CORNER OF SECTION 9,  
T-2-N, R-3-E, LEON  
COUNTY, FLORIDA.



PARCEL#  
16-09-20-208-0000

P.O.B. - DEED  
BOOK 134,  
PAGE 533



PROPERTY AS DESCRIBED IN DEED  
BOOK 134, PAGE 533  
PARCEL#  
16-09-20-216-0000

NOTE: DISTANCES AND BEARINGS ON THIS  
SKETCH WERE TAKEN FROM A SURVEY OF  
PROPERTY AS PROVIDED BY OTHERS.

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT  
LOCATED. FENCE OWNERSHIP IS NOT DETERMINED BY  
THIS SURVEY.

FILE NAME:	DRAWING DATE:
10-478.dwg	9-24-10 2:04:30 pm EST

The undersigned surveyor has not been provided a current title opinion  
or abstract of matters affecting title boundary to the subject  
property. It is possible there are deeds of record, unrecorded deeds,  
easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS  
DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE  
LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP  
THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT  
ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

**LEGEND: (GENERAL)**

- FCM - FOUND CONCRETE MONUMENT (4" X 4")
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- FN/C - FOUND NAIL & CAP
- SN/C - SET NAIL & CAP #LB5509
- SCM - SET CONCRETE MONUMENT #1016
- SIR - SET 5/8" IRON ROD WITH CAP #LB5509
- PRM - PERMANENT REFERENCE MONUMENT
- (F) - PLAT DISTANCE AND/OR BEARING
- (S) - SURVEY DISTANCE AND/OR BEARING
- (C) - CALCULATED DISTANCE AND/OR BEARING

**LEGEND: (LABELS)**

- N - NORTH
- S - SOUTH
- D - DEGREES
- ' - MINUTES
- " - SECONDS
- Δ - DELTA (CENTRAL ANGLE)
- L - CURVE LENGTH
- CL - CHORD LENGTH (CURVE)
- CB - CHORD BEARING (CURVE)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT OF WAY

**LEGEND: (DISTANCES)**

ALL DISTANCES ARE IN ACCORDANCE  
WITH THE UNITED STATES STANDARD  
= FEET.

**NOTE: UNLESS OTHERWISE DENOTED**

ALL DISTANCES SHOWN ARE  
FIELD MEASURED OR COMPUTED  
FROM FIELD DATA.

This property lies in zone \_\_\_\_\_ as determined  
by the Flood Insurance Rate Maps for  
County, FL, on Panel Number: \_\_\_\_\_  
With an effective date of: \_\_\_\_\_

LAND SURVEYING  
License LB #5509  
CIVIL ENGINEERING  
License EB #5509



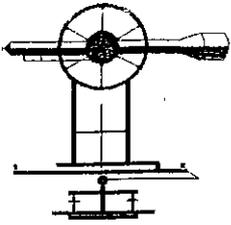
GARY G. ALLEN  
Registered Land Surveyor, Inc.  
4101 Apalachee Parkway  
Tallahassee, Florida 32311

Phone: (850)-877-0541  
Fax: (850)-877-0041  
E-mail: garyallen05@comcast.net

DESCRIPTION: <b>SKETCH OF CONSERVATION EASEMENT #1</b>		FOUNDATION ADDED: BY:
FOR MICCOSUKEE METHODIST CHURCH		FINAL ADDITIONS: BY:
SECTION: 9		REVISION: BY:
TOWNSHIP: 2-NORTH	SKETCH DATE: 09/24/10	UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
RANGE: 3-EAST	FIELD BOOK NUMBER:	
COUNTY: LEON	PAGE:	SHEET 1 OF 4
RECORDED IN BOOK:	SCALE: 1"=50'	
PAGE:	DRAWING FILE NAME: 10-478.DWG	
JOB No. 10-478	RECERTIFIED:	

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

*T.R.G.* 9-28-10  
TONIE R. GREEN, P.S.M.  
Professional Surveyor & Mapper  
Florida Registration No. 4485



GARY GEE ALLEN  
 REGISTERED LAND SURVEYOR, INC.  
 LAND SURVEYING – CIVIL ENGINEERING  
 4101 APALACHEE PARKWAY  
 TALLAHASSEE, FLORIDA 32311

GARY G. ALLEN, P.S.M., PRES.  
 MARK T. HENDERSON, P.S.M.  
 R. MICHAEL LATIMER, P.E.  
 TONIE R. GREEN, P.S.M.  
 Email: garyallen05@comcast.net  
 PHONE: (850) 877-0541  
 FAX NO. (850) 877-0041

## LEGAL DESCRIPTION – CONSERVATION EASEMENT #1

A Conservation Easement being a part of that property as recorded in Deed Book 134, Page 533, of the Public records of Leon County, and lying in Section 9, Township 2 North, Range 3 East, Leon County, Florida, being more particularly described as follows:

Commence at an iron pipe marking the Northwest corner of Section 9, Township 2 North, Range 3 East, Leon County, Florida, and run South 00 degrees 11 minutes 06 seconds West along the West boundary of said Section 9 a distance of 285.38 feet, thence South 79 degrees 31 minutes 53 seconds East along the Northerly boundary of property described in Deed Book 134, Page 533 of the Public Records of Leon County, Florida, a distance of 54.60 feet to an concrete monument on the East right of way boundary of State Road No. 59 and the POINT OF BEGINNING of this easement.

From said **POINT OF BEGINNING** leaving said right of way boundary, run South 79 degrees 31 minutes 53 seconds East along said Northerly boundary of said property a distance of 211.02 feet to an iron rod (found #6154), thence South 00 degrees 13 minutes 55 seconds West 110.93 feet to an iron rod (found), thence South 89 degrees 10 minutes 16 seconds West 11.61 feet to a concrete monument (found #1254), thence North 00 degrees 13 minutes 55 seconds East 98.00 feet, thence North 79 degrees 31 minutes 53 seconds West 199.43 feet to said Easterly right of way boundary, thence run North 00 degrees 58 minutes 55 seconds East 15.21 feet to the POINT OF BEGINNING; containing 4,291 square feet, more or less.

Source of information for this description is taken from existing plats and descriptions provided by client. No field work has been performed by this surveyor to verify the accuracy of this description.

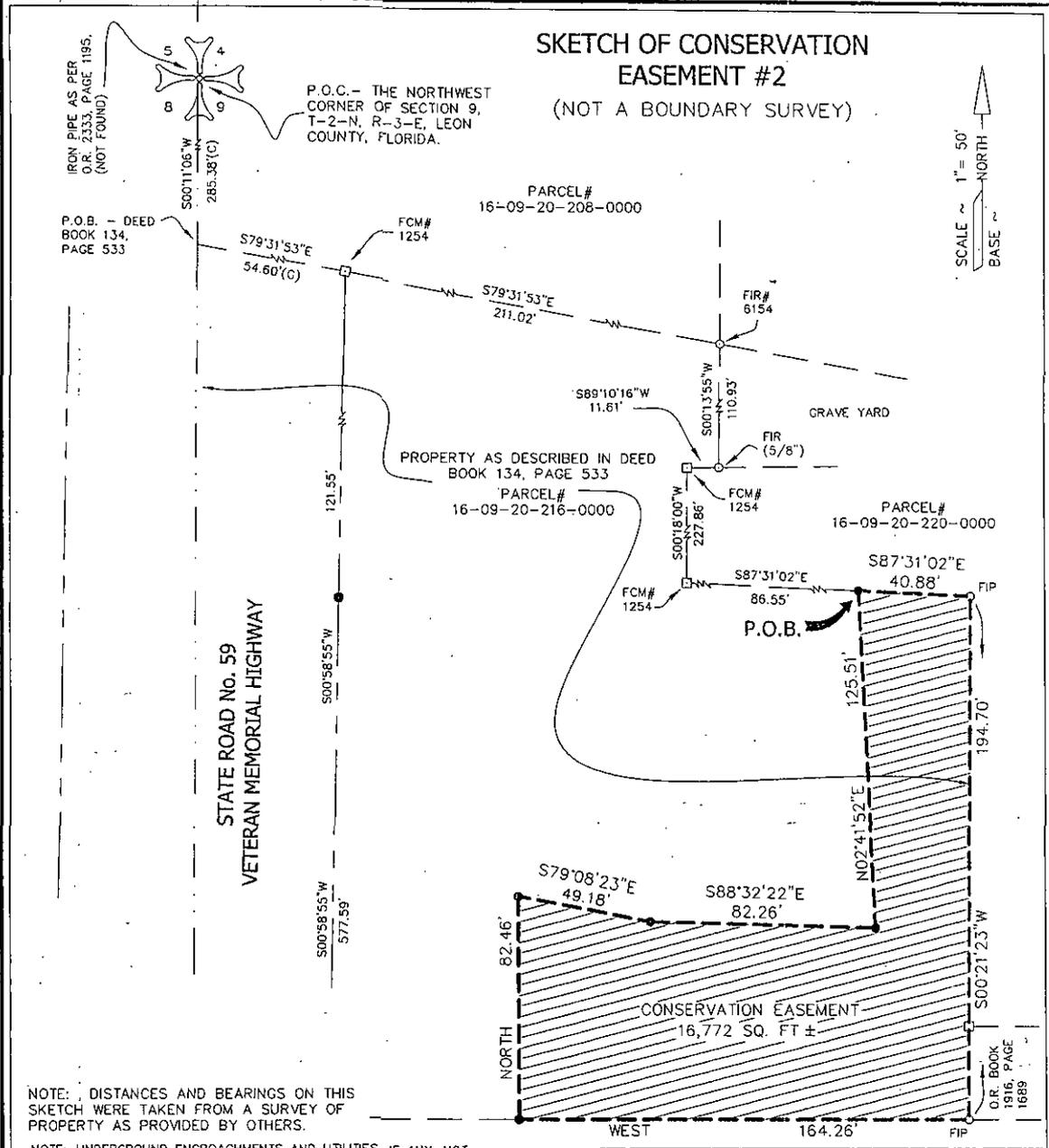
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 5J-17.051 of the Florida Administrative Code.

 9-28-10

Tonie R. Green, P.S.M. date:  
 Professional Surveyor & Mapper  
 Florida Registration No. 4485

**SKETCH OF CONSERVATION EASEMENT #2**  
 (NOT A BOUNDARY SURVEY)



NOTE: DISTANCES AND BEARINGS ON THIS SKETCH WERE TAKEN FROM A SURVEY OF PROPERTY AS PROVIDED BY OTHERS.  
 NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP IS NOT DETERMINED BY THIS SURVEY.

FILE NAME:	DRAWING DATE:
10-478.dwg	9-24-10 2:04:30 pm EST

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

- LEGEND: (GENERAL)**
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  - FN/C - FOUND NAIL & CAP #LB5509
  - SN/C - SET NAIL & CAP #LB5509
  - SCM - SET CONCRETE MONUMENT #1016
  - SIR - SET 5/8" IRON ROD WITH CAP #LB5509
  - PRM - PERMANENT REFERENCE MONUMENT
  - (P) - PLAT DISTANCE AND/OR BEARING
  - (S) - SURVEY DISTANCE AND/OR BEARING
  - (C) - CALCULATED DISTANCE AND/OR BEARING

- LEGEND: (LABELS)**
- N - NORTH
  - S - SOUTH
  - E - EAST
  - W - WEST
  - ° - DEGREES
  - ' - MINUTES
  - " - SECONDS
  - R - RADIUS OR RANGE
  - Δ - DELTA (CENTRAL ANGLE)
  - L - CURVE LENGTH
  - CL - CHORD LENGTH (CURVE)
  - CB - CHORD BEARING (CURVE)
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - RW - RIGHT OF WAY

**LEGEND: (DISTANCES)**

ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.

**NOTE: UNLESS OTHERWISE DENOTED**

ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

This property lies in zone \_\_\_\_\_ as determined by the Flood Insurance Rate Maps for County, Fl. on Parcel Number: \_\_\_\_\_  
 With an effective date of: \_\_\_\_\_

LAND SURVEYING  
 License LB #5509  
 CIVIL ENGINEERING  
 License EB #5509



GARY G. ALLEN  
 Registered Land Surveyor, Inc.  
 4101 Apalachee Parkway  
 Tallahassee, Florida 32311

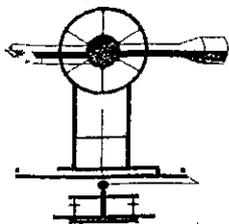
Phone: (850)-877-0541  
 Fax: (850)-877-0041  
 E-mail: garyallen05@comcast.net

DESCRIPTION: <b>SKETCH OF CONSERVATION EASEMENT #2</b>		FOUNDATION ADDED: BY:
FOR MICCOSUKEE METHODIST CHURCH		FINAL ADDITIONS: BY:
		REVISION: BY:
SECTION: 9	SKETCH DATE: 08/24/10	UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
TOWNSHIP: 2-NORTH	FIELD BOOK NUMBER:	
RANGE: 3-EAST	PAGE:	
COUNTY: LEON	SCALE: 1"=50'	
RECORDED IN BOOK:	DRAWING FILE NAME: 10-478.DWG	
PAGE:	RECEIVED: 9-28-10	SHEET 3 OF 4
JOB No. 10-478	RECERTIFIED:	

I hereby certify that this survey meets the minimum technical standards as established by chapter 61C17-6 of the Florida Administrative Code.

*[Signature]* 9-28-10  
**TONIE R. GREEN, P.S.M.**  
 Professional Surveyor & Mapper  
 Florida Registration No. 4485

GARY G. ALLEN, P.S.M. PRES.  
 MARK T. HENDERSON, P.S.M.  
 R. MICHAEL LATIMER, P.E.  
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 Email: garyallen05@comcast.net  
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GARY GEE ALLEN  
 REGISTERED LAND SURVEYOR, INC.  
 LAND SURVEYING - CIVIL ENGINEERING  
 4101 APALACHEE PARKWAY  
 TALLAHASSEE, FLORIDA 32311

## LEGAL DESCRIPTION - CONSERVATION EASEMENT #2

A Conservation Easement being a part of that property as recorded in Official Records Book 1039, Page 811, of the Public records of Leon County, and lying in Section 9, Township 2 North, Range 3 East, Leon County, Florida, being more particularly described as follows:

Commence at an iron pipe marking the Northwest corner of Section 9, Township 2 North, Range 3 East, Leon County, Florida, and run South 00 degrees 11 minutes 06 seconds West along the West boundary of said Section 9 a distance of 285.38 feet, thence South 79 degrees 31 minutes 53 seconds East along the Northerly boundary of property described in Deed Book 134, Page 533 of the Public Records of Leon County, Florida, a distance of 54.60 feet to an old concrete monument on the East right of way boundary of State Road No. 59, thence leaving said right of way boundary run South 79 degrees 31 minutes 53 seconds East along said Northerly boundary of said property a distance of 211.02 feet to an iron rod (found #6154), thence South 00 degrees 13 minutes 55 seconds West 110.93 feet to an iron rod (found), thence South 89 degrees 10 minutes 16 seconds West 11.61 feet to a concrete monument (found #1254), thence South 00 degrees 18 minutes 00 seconds West 227.86 feet to a concrete monument (found #1254), thence South 87 degrees 31 minutes 02 seconds East 86.55 feet to the **POINT OF BEGINNING**.

From said **POINT OF BEGINNING** continue South 87 degrees 31 minutes 02 seconds East 40.88 feet to an iron pipe (found), thence South 00 degrees 21 minutes 23 seconds West 194.70 feet to an iron pipe (found), thence West 164.26 feet, thence North 82.46 feet, thence South 79 degrees 08 minutes 23 seconds East 49.18 feet, thence South 88 degrees 32 minutes 22 seconds East 82.26 feet, thence North 02 degrees 41 minutes 52 seconds East 125.51 feet to the **POINT OF BEGINNING**; containing 16,772 square feet, more or less.

Source of information for this description is taken from existing plats and descriptions provided by client. No field work has been performed by this surveyor to verify the accuracy of this description.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 5J-17.051 of the Florida Administrative Code.

 9-28-10

Tonie R. Green, P.S.M. date:  
 Professional Surveyor & Mapper  
 Florida Registration No. 4485

Date: September 28, 2010

File: C:\Documents and Settings\Compaq\_Owner\My Documents\10-478e.doc

sheet 4 of 4

11

## Miccosukee Methodist Church

### Conservation Easement Management Plan

November 11, 2010

The purpose of this Natural Area Management Plan is to meet the requirements of the Leon County Land Development Regulations (LDR), Section 10-4.345(c). Improving and managing the conservation easement area is intended to integrate the existing features visually and physically with the site's master landscape plan. The results will yield a better quality natural area forest community and an ecological opportunity for passive pedestrian use as shown in Exhibit-A. All natural area management plans will address the following items:

1. Use: The area is limited to passive recreation uses, including hiking and nature study, of the property owners or others as permitted by the property owner. The area will remain undisturbed, except for designated trail locations and designs approved by Leon County Growth and Environmental Management (LCGEM).
2. Management Activities: Management activities shall include control of invasive exotics and may include selective removal of understory vegetation.

Invasive exotics are those identified by the Florida Exotic Pest Plant Council (FLEPPC) on their most recent list or its successor publication. Any other invasive species not identified on the FLEPPC list will be approved by LCGEM prior to removal. Method of removal of any invasive species will be approved by LCGEM through submittal of a specific control plan

Selective removal of understory vegetation may be allowed to promote urban forest development, health, and safety. Any proposed removal of understory vegetation will be approved by LCGEM.

3. Pruning: Pruning of dead, diseased, or hazardous limbs shall be allowed. Pruning of greater than 10% of the tree canopy will be approved by LCGEM after a site inspection and/or submittal of a certified arborist's report.
4. Integration of Supplemental Plant Material: The planting of native species appropriate to the area and the existing natural community may occur. LCGEM will be contacted for a list of appropriate species.
5. Estimated Yearly Cost: Estimated yearly cost to conduct the natural area management plan will be around eight hours per month @ \$10 dollars per hour which turns out to be \$960 per year.
6. Responsible Management Entity: The designated responsible management entity will be Tom Cromartie, Miccosukee Methodist Church, 8841 Veterans Memorial Dr., Miccosukee, FL-32309. (Phone# 850-894-8046.)